WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~XXXXX~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheryl D. Whitfield	Regions Bank	095-05-OA-029.00
(NAME)	(NAME)	
1812 Meadow Cliff Dr.	PO Box 2153, Dept. 2520	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 116996 **DEEDWARR**
07/17/2018 11:08:46 AM 2 pgs
Fees: $13.00 Taxes: $603.10

20180717-0069393

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Eller**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cheryl D. Whitfield, unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 29 on the Plan of Belle Acres Subdivision, Section One, A Planned Residential Development, of record in Plat Book 5200, Page 144, and Surveyor's Certificate of Correction recorded in Book 5412, Page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Iva L. Hutson by Warranty Deed from Saul F. Juliao and wife, Debra Juliao, dated 03/12/1985, recorded 03/18/1985, of record in Book 6512, Page 587, in the Register's Office for Davidson County, Tennessee.

The said Iva L. Hutson having since died vesting the property in Mary Eller pursuant to her Last Will and Testament of record in Probate Docket #18P410, Probate Court of Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Page 144 and Surveyor's Certificate of Correction recorded in Book 5412, Page 771, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 5408, Page 360, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Deed of Conveyance of record in Book 5383, Page 228, in the Register's Office for Davidson County, Tennessee; (4) Deed of Conveyance of record in Book 5383, Page 233, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deed of record in Book 5477, Page 449, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1812 Meadow Cliff Dr., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of July 2018.

Mary Eller

Mary Eller

State of Tennessee
County of Wilson

Personally appeared before me Mary Eller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2018.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122